

## **MINUTES**

**Tuesday, January 9, 2007**

Mrs. Patricia Romeo, Chairperson, called the Tuesday, January 9, 2007 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

### **MEMBERS**

**PRESENT:** Patricia Romeo, Chairperson  
Shep Spear, Vice Chairperson  
Christopher B. Hayden, Clerk  
Neal Rooney  
Warren Pearce

### **STAFF**

**PRESENT:** Heidi Griffin, Planning Administrator  
Debra Savarese, Administrative Assistant

**Minutes**

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the minutes of December 5, 2006 as amended.

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the Executive Session minutes of December 5, 2006 as written.

**Zoning Board of Appeals**

23 Essex Street - On the petition of Gerald & Patrice Gerrior for a height variance on a garage roof per the setback requirements.

The Community Planning Commission supports the application subject to the following conditions:

- Abutters do not object.

87 Concord Street - On the petition of Prince, Lobel, Glovsky & Tye, for Omnipoint Communications, Inc. for a variance and a special permit in the Aquifer Protection District to expand a non-conforming structure per the setback requirements.

The Community Planning Commission supports the application subject to the following conditions:

- Abutters do not object
- The fire department approves the utilization of the batteries [which are classified by EPA as non-hazardous and spill-proof].

323 Main Street - On the petition of Attorney James Senior for P & D Realty Trust for an amendment to the special permit granted on October 21, 1988 to operate an autobody shop.

The Community Planning Commission supports the application subject to the following conditions:

- Abutters do not object.
- The fire department approves the list of hazardous materials to be stored and the manner in which they are proposed to be stored.

**Reading Co-operative Bank – Informal Discussion**

Jack McQuilken of JM Associates stated that the bank is located at 170 Park Street. The proposal is to discuss the potential elimination of the cut-thru in the rear of the bank.

Julie Thurlow of Reading Co-operative Bank stated that the north reading safety officer was informed of the situation do to complaints from customers, insurance issues and the wear and tear of the property. He asked if there were any easements granted. The only easement granted was for Ryers store, but they do not intend to block off the Haverhill Street entrance/exit.

Mrs. Romeo stated that to block of the area, would not be good planning.

Mr. Pearce stated that he did observe the area and there is a problem with the cut-thru, but he does not believe that blocking off this area is the solution. A larger speed bump and stop sign may eliminate the speed and numbers of cars that would use this cut-thru.

Maureen Doherty of the Transcript stated that the traffic light in this area is very quick to change, and only allows two to three vehicles to got through at a time.

Mr. Pearce stated that Mass. Highway should be informed that the timing of the lights needs to be adjusted.

Mr. Hayden stated that he is not in favor of blocking off the area.

Mr. Rooney stated that the highway department works their signs to the neighborhood/businesses. It may be worth their while to check and see if signs could be posted for a one-way with specific hours.

**113 Haverhill Street – Special Permit/Multifamily Housing - cont. P.H. 8:00PM**

Luke Roy of O'Neill Associates stated that at the last meeting they were asked to look at the possibility of constructing a turn-around in the vicinity of Railroad Avenue, they were also asked to work with Design Consultants and eliminate some of the outstanding issues they had. A draft of a plan of land that was previously made by a surveyor was shown to the Community Planning Commission. This plan is a recordable document; it will serve to consolidate the legal parcels that comprise the site. This will also be the plan which will provide access and easement to utilities per the conditions of the approval. Initially, research and additional land surveying was done, to look at the possibility of a turn-round at Railroad Avenue. It became apparent that it would not be feasible to create a turn-around. A best possible fit for a turn-around would be made at the end of the construction site. A turn-around for 30' vehicle has been created.

Mrs. Romeo stated that a letter was sent from the Deputy stating that he has reservations as to whether a fire truck would be able to turn at a turn-around.

Luke Roy stated that he would contact the deputy to clarify the meaning of the letter.

Mr. Pearce stated that a 30' radius is adequate. The deputy may have misinterpreted the radius as a 30' turn-around.

Mr. Hayden asked if there is enough room for the 44' truck to back up and make a full turn.

Luke Roy stated that he did not have specific templates for that vehicle. He will check and get the information to the Community Planning Commission.

Mrs. Griffin stated that Design Consultants did mention that the longer ladder truck may have difficulty with the turn-around.

Luke Roy stated that Building B was shifted toward Building A to allow the septic to be consolidated into one large area. The change was made primarily in dealing with the health department and for environmental reasons. This also allowed the entire septic area and all of the buildings to be outside the buffer of the river. A number of changes have been made to the drainage report and to the drainage on the site. Site lines for site distance have been added to the plans.

Mrs. Romeo asked if all of the landscaping and fencing had been decided upon for the abutters.

Attorney James Senior stated that plantings and the fence were worked out at the last meeting.

Robert Fawcett stated that it was agreed to put up a stockade fence.

Christine Fisher of 59 Mt. Vernon Street stated that the landscaping and fence have not been settled. Two quotes were submitted to the Community Planning Commission in regard to the costs of the fence, but nothing was agreed upon.

Susan Rival of 63 Mt. Vernon Street stated that if there were any landscaping changes, she had not been informed of them. She would like to know what type of landscaping had been agreed to for her property.

Mrs. Griffin stated that 4 Rhododendron at a maximum of 2 to 2 1/2 feet would be planted.

Susan Rival of 63 Mt. Vernon Street stated that she had objected to this at the time it was presented. Four Rhododendrons are not sufficient as a buffer.

Robert Fawcett stated that the landscape architect walked the property and came to an agreement with Mr. Rival for the plantings.

Mr. Hayden asked Susan Rival if she was aware of the wall being pulled further away from the property line, and this will save more trees as a buffer.

Susan Rival stated that she had missed a meeting, which was probably the one that changed the placement of the wall.

Christine Fisher of 59 Mt. Vernon Street asked what type of vegetation would be used for her property.

Robert Fawcett stated that the wall would be moved 3 to 4 feet. A stockade fence will be placed the entire length of the property and seven Norway Spruce will be planted.

Mr. Hayden asked if the elevations or the outside design of the buildings have changed.

Luke Roy stated that the buildings have remained the same, with the exception of them being moved.

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to continue the requested extension of time in which to render a decision on 113 Haverhill Street – Special Permit for Multifamily Housing Plan until February 9, 2007 and to continue the Public Hearing until February 6, 2007 @ 8:30PM.

### **327 Main Street – Site Plan Review – P.H. 8:30PM**

Luke Roy of O'Neill Associated representing Flaherty Construction stated that the proposal is to replace a previously demolished storage building located at the Boston Flower Market. The new storage building will be 36' x 96'. There will be no added impervious to the area and no impact on the existing parking or the traffic flow.

Mrs. Griffin asked if a special permit would be need for the Aquifer District.

Luke Roy stated no.

Mrs. Romeo closed the public hearing.

### **Famolare Way – Definitive Subdivision – cont. P.H. 9:00PM**

Rich Williams of Hayes Engineering, Inc. stated that in the original design it was proposed to fill an isolated and long finger of wetlands. The Conservation Commission was against this filling. The plan was redesigned to eliminate the fill, and the house on lot 4 was moved to accommodate this change. The abutter located across the street will have the driveway straightened and bushes will be planted to eliminate the headlight issue. The drainage swale has been changed per the Water Department's memo. There is no room to build a sidewalk at this area of Park Street. The amount would exceed \$16,000.00 as previously discussed.

Mr. Hayden moved, seconded by Mr. Spear and voted 5-0:

that the Community Planning Commission vote to continue the requested extension of time in which to render a decision on the Famolare Way - Definitive Subdivision Plan until January 26, 2007 and to continue the Public Hearing until January 23, 2007 @ 9:00PM.

**Mentus Farm – Bond Reduction**

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to release \$11,107.50 for the Mentus Farm Subdivision and to retain a bond in the amount of \$9,500.00.

**Holt Lane – Bond Reduction**

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to establish a new bond in the amount of \$37,000.00 for the Holt Lane Subdivision.

**Clover Road – Bond Reduction**

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to release \$6,834.00 for Clover Road and retain a bond in the amount of \$14,061.72.

**New Campbellton Estates – Tripartite Agreement**

Mr. Hayden moved, seconded by Mr. Spear and voted 5-0:

that the Community Planning Commission vote to accept the Tripartite Agreement for New Campbellton Realty Trust as written.

**ADJOURNMENT AT 10:10PM**

Respectfully submitted,

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Christopher B. Hayden, Clerk